



Midway
C.A.R.E.S.

**Midway City Planning Commission
Regular Meeting Minutes
August 11, 2026**

The Midway City Planning Commission held its regularly scheduled meeting at 6:00 p.m. on August 11, 2026 at the Midway City Community Center, 160 West Main Street, Midway, Utah.

Attendance

Commissioners

Laura Wardle – Chair
Craig Knight
Travis Nokes
Kim Facer
Suellen Winegar
Steve Farrell (Alternate)
Tim Dougherty (Alternate)

Staff

Craig Simons – Mayor
Andrew Osborne – City Council
Michael Henke – Community
Development Director
Melissa Jones – Community
Development Assistant

Absent

Kelly Lineback – Co-chair
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Liaison Report

Report given by Michael Henke, Community Development Director

6:00 P.M. Regular Meeting

Call to Order

Invocation by Commissioner Nokes; Pledge of Allegiance

Item 1: Approve Meeting Minutes of July 14, 2026

The Commission reviewed and approved the July 14, 2026 meeting minutes.

Motion by Commissioner Farrell: “I’ll make the motion we approve the minutes.”

Second: Commissioner Knight

Ayes: Commissioners Farrell, Nokes, Facer, Winegar, Knight, Dougherty

Nays: None

Motion: Passed

Item 2: Zone Map Amendment to Transient Rental Overlay District (TROD)

Midway City proposed a zone map amendment to remove several areas from the Transient Rental Overlay District (TROD), including Turnberry, Turnberry Woods, Midway Village, portions of the Mountain Spa Rural Preservation Subdivision, 100 South between 50 West and 100 West, Rising Ranch Subdivision, and the C-2 zoned area east of Fox Den Road and south of Main Street. If approved, no new short-term rentals would be permitted in the areas removed from the TROD.

Commissioner Dougherty disclosed that he serves as treasurer of an HOA adjacent to one of the affected properties. He stated that he had no financial interest in the properties and believed he could remain fair and impartial.

Discussion:

- The TROD was established in 2006 and allows short-term rentals of 30 days or less. The proposed amendment would primarily remove residential areas from the overlay.
- Of the 152 properties proposed for removal from the TROD, three currently have licensed short-term rentals and three additional properties have pending Conditional Use Permit applications. Existing licensed and vested uses would be grandfathered.
- Turnberry, Turnberry Woods, and Midway Village have amended their CC&Rs to prohibit nightly rentals. Turnberry currently has two licensed units; Midway Village has none.
- The Commission discussed the financial benefits of short-term rentals, including transient room tax and resort tax revenue. Staff indicated that the three licensed short-term rentals within the areas proposed for removal represent a small portion of the City's overall short-term rental inventory.
- Legal nonconforming status is tied to the use of the property rather than ownership. A change in ownership would not terminate the use; however, discontinuing the use for more than one year would.
- Staff explained that the City Council has considered several requests to expand the TROD over approximately the past five years and recently directed staff to begin evaluating areas where the overlay could be reduced.

Analysis & Possible Findings

- The General Plan discourages expansion of the TROD.
- Reducing short-term rentals in residential areas may help preserve long-term housing and the residential character and sense of community within established neighborhoods.
- Several areas proposed for removal have CC&Rs that no longer permit nightly rentals or have generated concerns regarding the compatibility of short-term rentals with established residential neighborhoods.
- The limited number of existing licensed short-term rentals within the affected areas is not expected to materially impact the City's resort tax qualification.

Public Comment:

- **Jim Becker** [REDACTED] asked whether grandfathering existing short-term rentals was legally required. He expressed concern about parking, excessive numbers of vehicles, and

difficulty obtaining responses to complaints regarding existing rentals in Turnberry. Staff confirmed that existing legal uses must be grandfathered and that the City can assist with enforcement of applicable City Code requirements.

- **Jody Anagnos**, [REDACTED], supported reducing the TROD and described impacts from a nearby short-term rental, including traffic, parking, noise, dogs, and frequent turnover of occupants. She expressed concern about impacts on neighborhood relationships and community character and questioned whether the limited number of affected rentals provided a meaningful tax benefit.
- **Camille Palmer**, [REDACTED] supported removing Midway Village from the TROD. She noted that the neighborhood's CC&Rs currently prohibit nightly rentals but could change in the future. She cited the close proximity of homes, private roads, and limited parking as reasons short-term rentals would not be compatible with the neighborhood.

Motion by Commissioner Knight: "I would make a motion to recommend to City Council a zone map amendment in several areas of the city, including all the areas listed, to remap and reduce the size of the Transient Rental Overlay District, using the staff recommendations and possible findings in support to reduce the size of the present TROD as it was laid out."

Second: Commissioner Facer

Ayes: Commissioners Farrell, Nokes, Facer, Winegar, Dougherty, Knight

Nays: None

Motion: Passed

Item 3: Code Text Amendment to Section 16.13.270 – Home Occupations

Midway City proposed a code text amendment to Section 16.13.270, Home Occupations, to address the number of vehicles and trailers permitted at properties with home occupation business licenses. The proposed amendment is intended to minimize impacts from home-based businesses and preserve the residential character of neighborhoods.

Discussion:

- Staff explained that Home Occupations are intended to have little or no impact on surrounding neighborhoods. While most Home Occupations have not created problems, a small number have grown to include multiple vehicles and trailers, creating concerns about their compatibility with residential areas.
- The proposed amendment would limit vehicles and trailers associated with properties having Home Occupations to those accommodated within the garage, plus two parked outside. The limitation would apply to the property regardless of whether vehicles are used for business or personal purposes, addressing enforcement difficulties in distinguishing between the two.
- The Commission clarified that Home Occupations do not allow customer or client visits; businesses involving limited clientele, such as piano instruction, are regulated separately as cottage industries.

- The Commission discussed how the vehicle limitation would apply when multiple Home Occupations operate from the same property. Staff clarified that the limitation applies to the property rather than to each individual business.
- The Commission expressed concern that the proposed “garage capacity plus two” language could be confusing for enforcement. The Commission favored clarifying that any vehicles accommodated within the garage would be allowed, with no more than two vehicles or trailers parked and visible outside the garage.
- The Commission also recommended requiring vehicles and trailers to be parked on an appropriate parking surface rather than on lawn or landscaped areas.

Analysis & Possible Findings

- Home Occupations are intended to remain secondary to the residential use of a property and have minimal impact on surrounding neighborhoods.
- Limiting the number of vehicles and trailers visible outside the garage would help maintain the residential character of neighborhoods and provide a clearer standard for enforcement.
- Requiring vehicles and trailers to be parked on an appropriate parking surface would further reduce potential impacts on residential properties.
- The proposed amendment is consistent with General Plan goals to maintain the residential character of neighborhoods.

Public Comment:

No public comments were received.

Motion by Commissioner Nokes: “I propose we recommend approval of a code text amendment in Section 16.13.270, Home Occupations. The proposed change would amend various requirements of code, including but not limited to the number of vehicles, work and personal, allowed on the lot or parcel, with modifications to the proposed code to the effect that the number of vehicles and trailers parked and visible on site at any time shall be limited to two. That way, they can park the cars in the garage, with two cars visible in the yard. The second piece is requiring vehicles to be parked on a proper parking surface—concrete, asphalt, pavers, or gravel.”

Second: Commissioner Knight

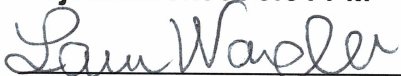
Ayes: Commissioners Nokes, Farrell, Facer, Winegar, Dougherty, Knight

Nays: None

Motion: Passed

Motion to adjourn: Commissioner Facer

Adjournment at 6:54 PM



Laura Wardle – Chair



Melissa Jones – Planning Asst.